

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 8/187-189 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$840,000

Median sale price

Median price \$782,500 Property Type Townhouse Suburb Heidelberg Heights

Period - From 30/10/2023 to 29/10/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/146 Porter Rd HEIDELBERG HEIGHTS 3081	\$831,000	30/09/2024
2	2/183 Waiora Rd HEIDELBERG HEIGHTS 3081	\$795,000	18/08/2024
3	2/137 Porter Rd HEIDELBERG HEIGHTS 3081	\$830,000	18/05/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 30/10/2024 21:23



3 2 2

Property Type: Townhouse
Land Size: 248 sqm approx

Agent Comments

Owners Corp approx. \$2600 per annum

Indicative Selling Price

\$780,000 - \$840,000

Median Townhouse Price

30/10/2023 - 29/10/2024: \$782,500

Comparable Properties



2/146 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments
(REI)

3 2 2

Price: \$831,000

Method: Sold Before Auction

Date: 30/09/2024

Property Type: Townhouse (Res)



2/183 Waiora Rd HEIDELBERG HEIGHTS 3081 Agent Comments
(REI)

3 1 2

Price: \$795,000

Method: Auction Sale

Date: 18/08/2024

Property Type: Townhouse (Single)

Land Size: 169 sqm approx



2/137 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments
(REI/VG)

3 2 2

Price: \$830,000

Method: Private Sale

Date: 18/05/2024

Property Type: Townhouse (Res)

Land Size: 127 sqm approx

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